

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 20, 2005

ITEM NO. \_\_\_\_\_

**SUBJECT**                      **Windstone Townhomes Preliminary Plat  
7-PP-2005**

**REQUEST**                      Request approval of a preliminary plat for a townhome development with amended development standards and located on a 1.2+/- acre parcel. (A companion case requesting approval of a site plan and elevations, 52-DR-2005, is being considered separately.)

**Key Items for Consideration:**

- The plat is intended to allow fee simple ownership of each of the 18 townhomes on the site plus common ownership of the associated open space area.
- Each townhouse has frontage onto the alley surrounding the site, which provides access to the units.
- Individual lots are small in area containing about 1,000 to 1,300 square feet, which includes the footprint of the townhouses and associated court yard "private open space" areas.
- Common ownership of Tract A is also provided.
- The applicant is requesting the Development Review Board approve the individual lots accessing the alley surrounding the site, as a suitable alternate access requirement for this plat.

**OWNER**                        Kalarama LLC  
602-763-4668

**APPLICANT CONTACT**    Kevin Corrigan  
Kalarama LLC  
602-763-4668

**LOCATION**                    4002 N. Kalarama Avenue, located south of Indian School Road near 78<sup>th</sup> Street.

**BACKGROUND**              **Zoning.**  
The site is zoned Multi-family Residential (R-5) District which allows for multi-family developments on properties containing net lot areas of 35,000 square feet or more, with densities of up to 23 dwellings per acre and corresponding gross lot areas per dwelling of 1,893 square feet per unit. The R-5 District provides for both common and "private" open space. Access must be from a primary street location; however, an alternate means of access may be approved where appropriate, as determined by the Development Review Board.

**Context.**

The site is located along East Main Street at Kalarama Avenue.

Adjacent Uses:

- North: Existing apartment building with frontage on First Avenue with R-5 District zoning.
- South: Main Street and multi-family homes with R-5 zoning.
- East: Patio homes with frontage on 78<sup>th</sup> Street and R-5 zoning.
- West: Existing apartment building with frontage on Parkway Avenue with R-5 zoning.

**Development Information:**

- Existing Use: Residential 17-unit, four- building apartment complex on the site that will be demolished.
- Proposed Use: Residential 18-unit townhouse project in three buildings.
- Parcel Size: Overall the site contains 0.876 acres net, 1.215 acres gross, proposed net lot sizes range from 1,324 to 1,057 square feet and correspond to the footprint and private open space area of each unit.
- Building Size: 1,660 to 2,280 square feet per unit plus attached 2-car garage, total gross floor area is 19,348 square feet.
- Building Height Allowed: 36 Feet allowed.
- Building Height Proposed: 36 feet proposed.
- Parking Required: 36 Spaces required.
- Parking Proposed: 38 Spaces proposed
- Open Space Required: 8,398 Square feet required.
- Open Space Proposed: 13,673 Square feet proposed.
- FAR: 0.507 for overall site.
- Number of Units: 18 dwelling units.
- Density: 14.81 dwelling units per gross acre provided based on the 1.215 acre (gross) site/ the R-5 District permits up to 23 dwelling units per gross acre.

APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

The request is for approval of an 18-lot residential plat including common open space (Tract A). This new townhouse project is also the subject of an associated case (52-DR-2005) being reviewed for approval of the site plan and elevations by the DRB. Each townhouse unit will be located on a fee simple lot that includes the ground level courtyard ("private open space) associated with each unit. Net lot areas will vary from 1,324 to 1,057 square feet and include common (party) walls between units, individual alley access for each attached 2-car garage, and common use of Tract A, the 14,753 square-foot common area. Tract A includes landscaping, courtyard and pool.

The Zoning Ordinance requires each lot to have access from a primary street; however, an alternate means of access may be approved where appropriate, as determined by the Development Review Board. Although the overall site has frontage on Main Street toward the south, individual lots will have access from the 20-foot wide (16 feet existing, plus 4 feet to be dedicated with this plat) alley surrounding the site, which is suitable to meet the access requirements for this use.

## IMPACT ANALYSIS

### **Traffic.**

The site has non-vehicular frontage to Main Street (Residential Collector, 30-foot wide half-street) along the south side with individual 2-car garages situated around the proposed 20-foot wide alley, extending from Main Street to the east, west and north sides. Garages are set back 4 feet from the edge of the alley to provide the 24 feet necessary to enter and exit the garages. Typical traffic generation from the project is anticipated to be about 175 vehicles per day with 25 trips at the AM and PM peak hours. The existing street system is adequate to accommodate this projected traffic.

### **Parking.**

Each dwelling unit and corresponding lot has an attached 2-car garage with access provided from the rear alley surrounding the site. A total of 36 parking spaces are provided for the 18 units within the garages, and an additional two additional visitor spaces are provided in the common open space area, located at the northeast and northwest corners of the site.

### **Water/Sewer.**

Water and sewer service will be extended to the site from existing mains located beneath the street adjacent to the site.

### **Police/Fire.**

The site plan has been reviewed by the Fire Department and this use conforms to the turning and maneuvering requirements for fire-fighting vehicles and equipment.

### **Schools.**

Scottsdale Unified School District has been notified of this application and has not objected to the proposal.

### **Open space/Scenic Corridors.**

Overall, 8,398 square feet of open space is required on the site and 13,673 square feet is proposed. Additional "private open space" is provided for each lot as ground level enclosed courtyards and upper level balconies.

### **Community Involvement.**

The applicant has contacted property owners within 300 feet of the site. No adverse comments have been received on this project.

### **Other Boards and Commissions.**

- The original zoning and apartment development of this site occurred in the late 1960's and early 1970's.

- Case 16-AB-2004 abandoned the 78<sup>th</sup> Place cul-de-sac on this site.
- Case 52-DR-2005 is the accompanying townhouse development project associated with this plat.

**STAFF  
RECOMMENDATION**

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE  
DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

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Senior Planner  
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**APPROVED BY**



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**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan
- A. Fire Ordinance Requirements for 7-PP-2005
- B. Stipulations/Zoning Ordinance Requirements for 7-PP-2005

4200 N Central Ave Phoenix, Arizona 85012  
o 602 258 8555  
f 602 307 5677

**5 April 2005  
Main Street Town Homes  
Pre Application Narrative**

Kalarama, LLC is the sole owner of the apartments at Kalarama Street. Currently there are 14 units on the site, a mix of 1 and 2 bedroom single story apartments. The apartments are grouped into 4 building around the existing cul-de-sac. Currently there are 24 off street parking spaces, all of which are accessed from the alley. The complex includes a pool and laundry facility. There have not been any major improvements to the property since it was built in the 1960's.

With the abandonment of the Kalarama Street cul-de-sac, Kalarama LLC is proposing to develop a complex of 18 town homes. There will be a mix of 2 and 3 story units, all of which open up into a common courtyard. The units will range from 1,900sf to 2,300sf including enclosed carports (two cars each). In addition to the carports there will be 5 off street parking spaces. All parking will be accessed from the existing alleys. Per the recommendation of the City Staff, specifically the Fire Department, Kalarama LLC has dedicated 4' along the north, east and west property lines. This has increased the alleys from 16' to 20'. The area being abandoned will be developed as a common courtyard / open space for the town homes. All the adjacent sites are also zoned R5 and have been developed as either apartments or condominiums. Refer to attached Site Plan.





Windstone Townhomes

7-PP-2005

ATTACHMENT #2

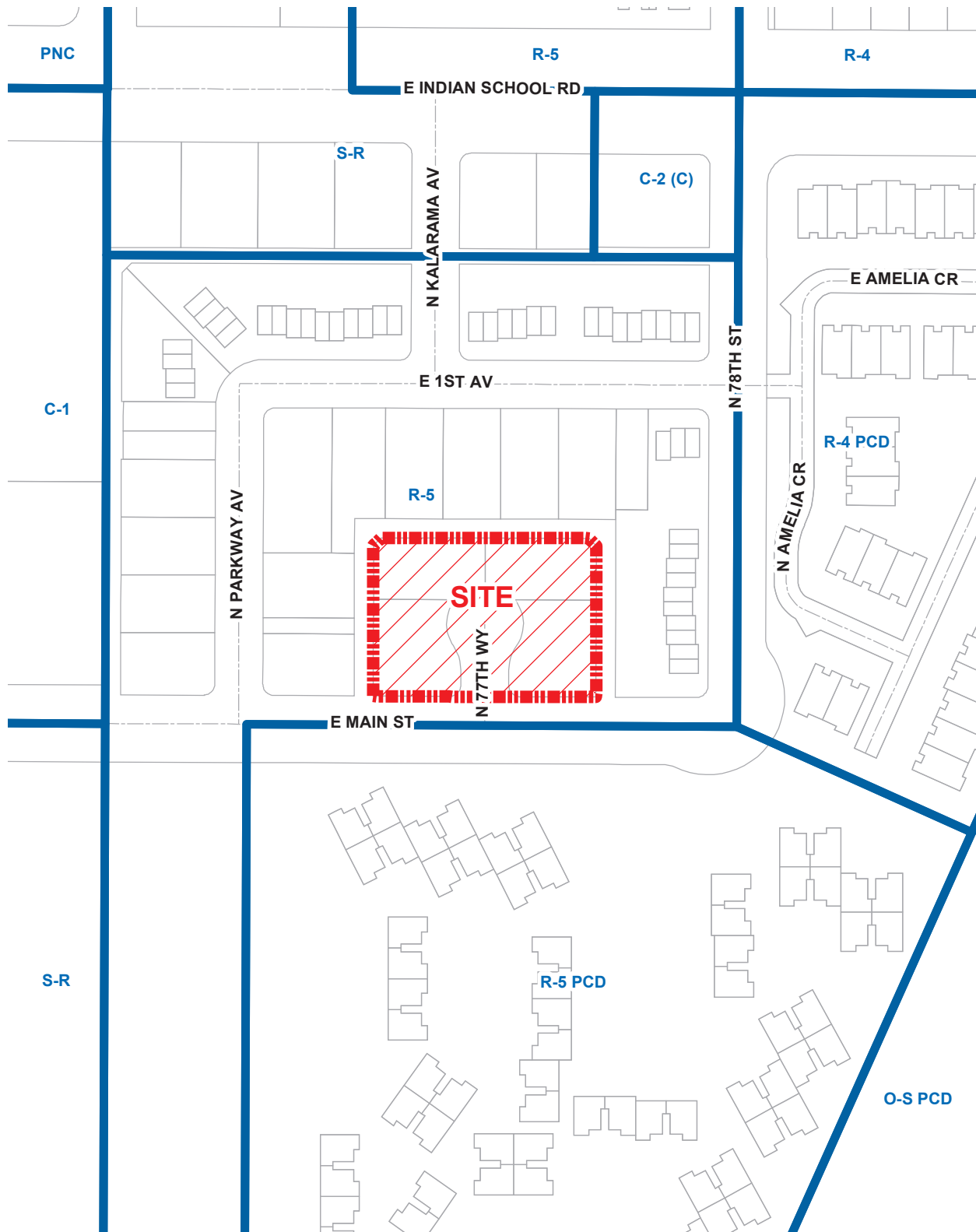




Windstone Townhomes

7-PP-2005

ATTACHMENT #2A



52-DR-2005

ATTACHMENT #3





[illegible]

SITE DATA  
GROSS AREA\* = 52,936 SQ. FT. = 1.215 ACRES  
NET AREA = 38,171 SQ. FT. = 0.876 ACRES

\*NOTE:  
GROSS AREA CALCULATED TO C.L.'s OF STREET AND  
ORIGINAL ALLEYS.

EXISTING ZONING = R-S

NUMBER OF LOTS = 18

MINIMUM LOT AREA = 1,057 S.F.

AVERAGE LOT AREA = 1,324 S.F.

LOI/TRACT LASE

LOT 1	= 1,740 S.F.
LOT 2	= 1,577 S.F.
LOT 3	= 1,577 S.F.
LOT 4	= 1,740 S.F.
LOT 5	= 1,740 S.F.
LOT 6	= 1,577 S.F.
LOT 7	= 1,577 S.F.
LOT 8	= 1,740 S.F.
LOT 9	= 1,100 S.F.
LOT 10	= 1,045 S.F.
LOT 11	= 1,045 S.F.
LOT 12	= 1,045 S.F.
LOT 13	= 1,045 S.F.
LOT 14	= 1,045 S.F.
LOT 15	= 1,045 S.F.
LOT 16	= 1,045 S.F.
LOT 17	= 1,045 S.F.
LOT 18	= 1,100 S.F.
TRACT "A"	= 14,355 S.F.
PUBLIC STREET AND ALLEYS	= 54,753 S.F.
TOTAL GROSS AREA	= 52,938 S.F.

NOTE:  
TRACT "A" WILL BE OWNED AND MAINTAINED BY  
THE WIND STONE TOWNHOMES HOMEOWNERS'  
ASSOCIATION.

**PRELIMINARY PLAT**  
WIND STONE TOWN HOMES

SEATTLE, ARIZONA  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 2 NORTH, RANGE 4 EAST  
OF THE 10TH AND 31ST MERIDIAN, MARICOPA COUNTY, ARIZONA

 Neil / McGill  
Consultants, Inc.  
2450 C. Southern Avenue, Suite 207  
Phoenix, Arizona 85029  
Phone (602) 968-1314  
Fax (602) 968-1328



JN No. 00-019  
 DATE: MAR, 2008  
 ATTACHED BY: DAD  
 GROUP BY: DAD  
 CREATED BY: JCM  
 WORK: MAR 17 2008  
 VIEW: MAR 17 2008

Windstone Preliminary Plat  
4002 N. Kalamara  
Scottsdale, Arizona

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- |   |  |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>exist.</u> DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input checked="" type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION &amp; SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS &amp; HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input checked="" type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS &amp; ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE &amp; INTERPRETATIONS &amp; APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS &amp; 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input checked="" type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 15.</p> |
|---|--|

## ATTACHMENT A

## **Stipulations for Case: 7-PP-2005 Windstone Townhomes Preliminary Plat:**

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

#### **General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Holly Street Studio Architects, dated May 5, 2005 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

#### **Engineering Documents**

- c. Site plan prepared by Holly Street Studio Architects and staff dated May 25, 2005.
- d. Preliminary grading and drainage plan prepared by Neil McGill Consultants and dated Sept 12, 2005.
- e. Preliminary Drainage Report prepared by Neil McGill Consultants and dated May 20, 2005.

### **Subdivision Plat Requirements**

#### **Subdivision Design**

##### **DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.

#### **Street Dedication Requirements:**

##### **DRB Stipulations**

##### **Ordinance**

- A. *The developer shall provide the following street rights-of-way:*

<b><i>STREET NAME</i></b>	<b><i>STREET TYPE</i></b>	<b><i>R.O.W. DEDICATION</i></b>
<i>Public alley around the site</i>	<i>alleyway</i>	<i>4' additional (16' is the existing width)</i>

#### **Easements**

##### **DRB Stipulations**

4. Sight Distance Easements:
  - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's 2004 Design Standards and Policies Manual.

- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
- 5. Vehicular Non-Access Easement:
  - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Main Street except at the approved entrance location.
- 6. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance****B. Drainage Easement:**

- (1) *Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.*

**C. Waterline and Sanitary Sewer Easements:**

- (1) *Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.*



## **Final Improvement Plan Requirements**

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### **PLANNING**

#### **Walls, And Fence Design**

##### **DRB Stipulations**

7. Wall design shall be provided in accordance with Development Review Board case 52-DR-2005.
8. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.

#### **Landscape Design**

##### **DRB Stipulations**

9. Landscaping shall be provided in accordance with Development Review Board case 52-DR-2005.

#### **Exterior Lighting Design**

##### **DRB Stipulations**

- D. Exterior Lighting shall be provided in accordance with Development Review Board case 52-DR-2005.

### **ENGINEERING**

#### **Drainage And Flood Control**

##### **DRB Stipulations**

10. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
11. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
12. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical.
13. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
14. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
15. Provide positive drainage away from walks and curbs along all streets.
16. Riprap shall be indigenous stone.

##### **Ordinance**

- E. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- F. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- G. Other Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not allowed.

### **Roadway, Intersection, And Access Design**

#### **DRB Stipulations**

17. Streets and other related improvements:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
Main	Minor collector	30' half, existing	vertical	8' sidewalk , curb and gutter required

18. Developer shall submit a Circulation Basis of Design Report to address final geometrics, roadway transitions, and sequencing of roadway infrastructure improvements for Main, to be reviewed and approved by the City, prior to submittal of final improvement plans.
19. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
20. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.

#### **Ordinance**

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- I. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

**Refuse****DRB Stipulations**

21. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail and be approved prior to final plan submittal.

**Ordinance**

- J. Underground vault-type containers are not allowed.
- K. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- L. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**Water And Wastewater Stipulations**

**The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.**

**DRB Stipulations**

22. BASIS OF DESIGN REPORT (WATER). **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
  - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
23. BASIS OF DESIGN REPORT (SANITARY SEWER). ). **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
  - d. Clearly identify water sampling station locations as applicable.
24. **APPROVED BASIS OF DESIGN REPORTS.** **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
25. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments

shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.

26. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

### **Water**

#### **Ordinance**

- M. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

### **Wastewater**

#### **Ordinance**

- N. Privately owned sanitary sewer shall not run parallel within the waterline easement.

## **Construction Requirements**

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### **As-Builts**

#### **DRB Stipulations**

27. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
28. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
29. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
30. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.